



**King Street, Yeadon Leeds LS19 7QA**



**welcome to**

## **King Street, Yeadon Leeds**

Offered with no onward chain and a fabulous opportunity for someone to put their own stamp on. A mid terrace stone house with three bedrooms (two doubles) two reception rooms and private rear garden. In a prime Yeadon location close to amenities. Early viewing is highly recommended.



## Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

## Lounge/Diner

14' 10" Max x 12' 6" Max ( 4.52m Max x 3.81m Max )

A good size room having an electric fireplace, fitted cupboards into the recesses and access to the kitchen.

## Living Room

14' 7" Max x 12' 6" Max ( 4.45m Max x 3.81m Max )

A second sitting room having a feature fireplace and fitted cupboards into the recesses.

## Kitchen

11' 6" Max x 5' 10" Max ( 3.51m Max x 1.78m Max )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer and there are spaces for all appliances. There is access to the cellar.

## Rear Hallway

With stairs leading to the first floor and a door to the porch.

## Rear Porch

A great space for shoes and boots.

## Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms and bathroom.

## Bedroom One

14' 6" Max x 12' 6" Into wardrobes ( 4.42m Max x 3.81m

Into wardrobes )

A spacious double bedroom positioned to the rear elevation with fitted wardrobes.

## Bedroom Two

14' 9" Max x 12' 7" Max ( 4.50m Max x 3.84m Max )

A spacious double bedroom positioned to the front elevation with fitted wardrobes.

## Bedroom Three

9' 1" Into wardrobe x 6' 6" Max ( 2.77m Into wardrobe x 1.98m Max )

A good size single bedroom positioned to the rear elevation with a good size walk in wardrobe.

## Bathroom

Fitted with a three piece suite and comprising of a bath, wc, wash hand basin with storage below and built in storage cupboards.

## Outside

To the rear of the property there is a private garden mostly laid to lawn with a path leading to the porch.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## King Street, Yeadon Leeds

- NO ONWARD CHAIN
- Three Bedroom Mid Terrace Stone House
- Two Reception Rooms
- Private Rear Garden
- Refurbishment Opportunity

Tenure: Freehold EPC Rating: E

**£229,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106661 - 0003

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